

# \$475,000 - 203 Falwood Way Ne, Calgary

MLS® #A2242590

**\$475,000**

4 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Not many photos due to tenants privacy. A beautifully maintained detached home ideally located right across from a scenic open park, offering both peaceful views and a vibrant community feel. This versatile property features 4 bedrooms in total, with 2 bedrooms upstairs and a fully developed 2-bedroom illegal basement suite, perfect for extended family living or mortgage-helper potential (subject to city regulations).

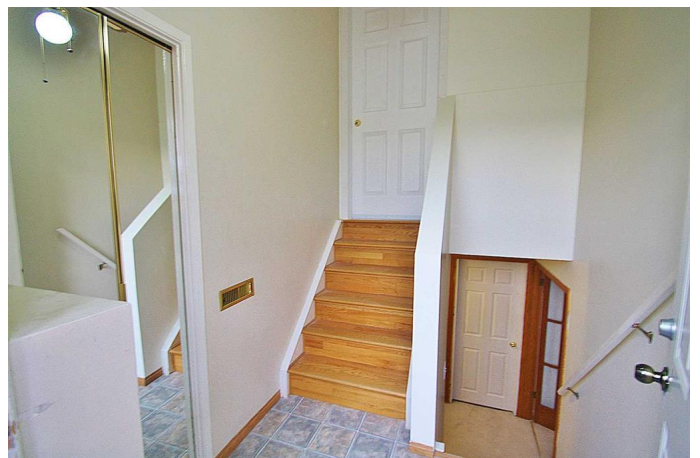
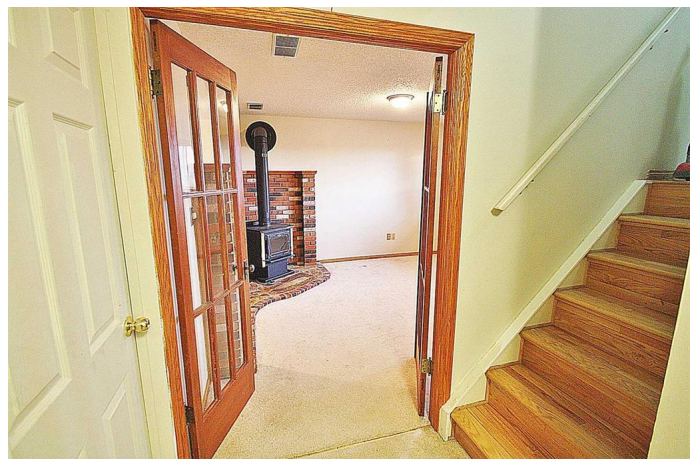
The main floor is bright and welcoming, with a functional layout, ample natural light, and comfortable living spaces. The basement suite includes its own kitchen, living area, and separate entrance, offering excellent flexibility and privacy.

Step outside to enjoy a private backyard, perfect for gatherings, gardening, or relaxing evenings. A double detached garage adds convenience and extra storage space.

Located on a quiet street in the heart of Falconridge, this home is just steps from schools, shopping, public transit, and walking trails—ideal for families, investors, or first-time buyers.

Don't miss your opportunity to own this well-located, income-generating property in a thriving Calgary community!

Built in 1979



## Essential Information

MLS® #	A2242590
Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	203 Falwood Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1A9

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

## Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 29th, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	The Real Estate District
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